



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 22, 2016

Kenneth & Eula Stork
9850 Lancaster Road
Theodore, AL 36582

Re: 9850 Lancaster Road
(West side of Lancaster Road, 1.5± mile South of Laurendine Road).
County
SUB2016-00013
Three Lancaster Estates Subdivision
2 Lots / 4.1± Acres

Dear Applicant(s)/ Property Owner(s):

At its meeting on March 17, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) Retention of the 60' right-of-way width along Lancaster Road;
- 2) Retention of the 25' minimum building setback line;
- 3) Retention of the lot size information in square feet and in acres on the Final Plat;
- 4) Retention of the note stating that both lots are limited to one curb each to Lancaster Road, with any changes in the size, design or location of the curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards on the Final Plat;
- 5) Placement of a note on the Final Plat stating: *(This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.);*
- 6) Compliance with Fire Comments and placement as a note on the Final Plat: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning*

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March 22, 2016

Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).); and

- 7) **Compliance with Engineering Comments:** *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.).*

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org. If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Stewart Surveying